



Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

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<https://tooeleco.org/government/county-departments/community-development/>

SUB 2024-049

Heritage Estates Subdivision- Amended Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: May 15, 2024

Parcel ID: 03-017-0-0018, 03-016-0-0012, 03-016-0-0006, 03-016-0-0007, 03-016-0-0011

Current Zone: RR-5 (Rural Residential, 5 Acre Min).

Request: Final Plat Approval for the Proposed 2-lot amendment

Unincorporated: Pine Canyon

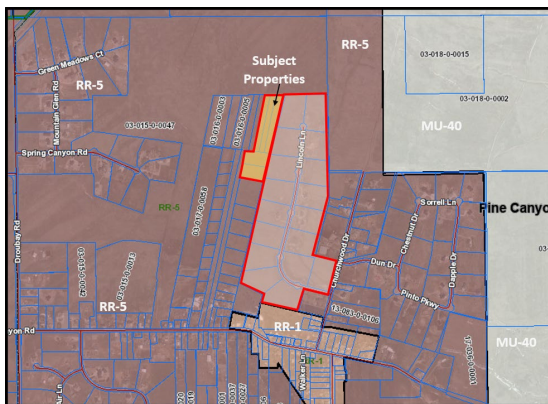
Planner: Trish DuClos

Applicant Name: Jason Harris

PROJECT DESCRIPTION

Jason Harris is requesting a plat amendment to the already approved 17-Lot Heritage Estates Subdivision. The proposed amendment request would add 2 flag lots to the West of the subdivision.

SITE & VICINITY DESCRIPTION (see attached map)



The subject properties are located a couple of blocks north of Pine Canyon Road and has some frontage on the western side of Churchwood Drive providing access to the proposed subdivision. Further to the east is a large area of parcels in the MU-40 (Multiple Use, 40 Acre Minimum) Zone. There is a large area of parcels in the RR-5 zone in all directions. The Ranches at Pine Canyon Subdivision is located immediately east of the subject property. South of the subject property is an area of parcels zoned RR-1 (Rural Residential, 1 Acre Minimum).

The proposed lots are on the Northwest section of the Subdivision.

GENERAL PLAN CONSIDERATIONS

The subject property is located in an area that is envisioned to be comprised of parcels between 1-20 acres in size at build out. The proposed subdivision is consistent with what is envisioned for the area according to the general plan.

ISSUES OF CONCERN/PROPOSED MITIGATION (see attached map)

Planning Staff has identified the long flag lots could cause access concerns for fire. The width was addressed and is wide enough for fire code. At site plan stages of building homes the driveways must conform to fire code standards. Fire has approved the plat and signed the Mylar.

NEIGHBORHOOD RESPONSE

Planning Staff has not received any feedback from the neighboring property owner or any affected entities. Any comments that are received after this staff report is submitted will be forwarded to the Tooele County Planning Commission for review and summarized at the meeting.

REVIEWING AGENCIES RESPONSE

All reviewing agencies have approved the plat and signed the Mylar. Heritage Estates Subdivision was approved on 11/17/21.

PLANNING STAFF ANALYSIS

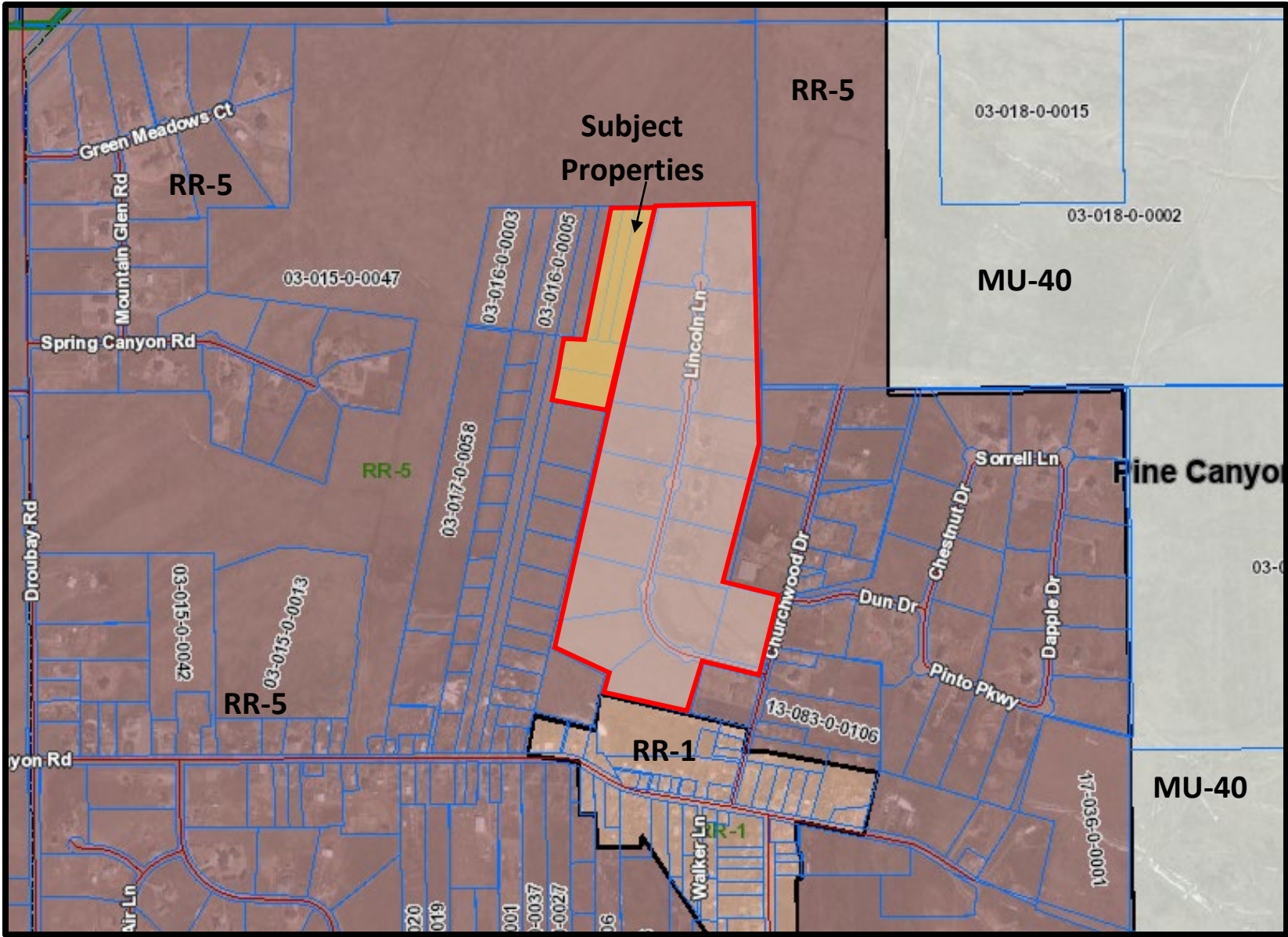
Planning Staff has reviewed the proposed final plat and has found that it is cohesive with the surrounding residential uses and zones in the area, the Tooele County Land Use Ordinance, and the Tooele County General Plan (Update 2022).

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to approve the proposed final plat amendment to add 2 lots to Heritage Estates Subdivision.

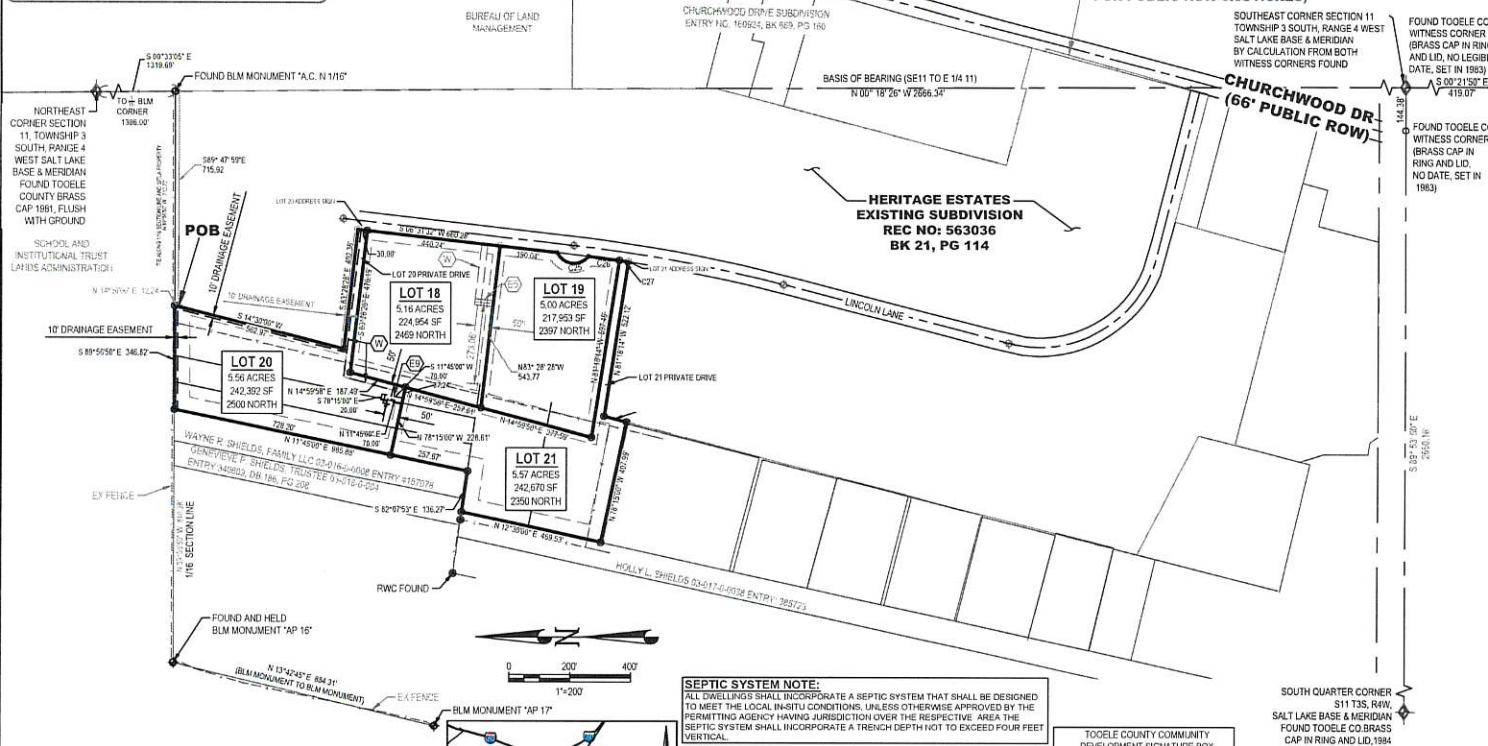
SUB 2024-049: Heritage Estates Subdivision-Amended

Unaddressed Parcels (Parcel IDs: 03-017-0-0018, 03-016-0-0012, 03-016-0-0006, 03-016-0-0007, 03-016-0-0011)



HERITAGE ESTATES A1 SUBDIVISION

LOCATED IN E 1/2 SECTION 11, T3S, R4W, SLB8M TOOELE COUNTY, UTAH
LOTS 10 & 11 OF HERITAGE ESTATES SUBDIVISION (ENTRY# 563036) TO BE VACATED



HERITAGE ESTATES A1 SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A ROD SET WHICH IS SOUTH 90°30'00" EAST, 138.88 FEET AND NORTH 89°45'00" WEST, 715.50 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE

NARRATIVE OF BOUNDARY:
THE PURPOSE OF THIS PLAT IS TO AMEND THE EXISTING HERITAGE ESTATES SUBDIVISION PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE TOOELE COUNTY RECORDER AS ENTRY NO. 563036 IN BOOK 21 AT PAGE 114, DATED DECEMBER 12, 2021, REMOVING EXISTING LOTS 10 AND 11, AND ADDING LOTS 18, 19, 20, AND 21.

- SURVEY NOTES:
- 1) HORIZONTAL AND VERTICAL DATUM SHOWN HEREIN WERE REFERENCED TO NAD83, UTAH CENTRAL ZONE AND NAVD83 (GEOID2011).
 - 2) OWNER OF RECORD: JRG DEVELOPMENT LLC
 - 3) PUBLIC ACCESS EASEMENTS ARE FOR A TRAIL. EACH LOT OWNER IS REQUIRED TO MAINTAIN THE TRAIL, FRONTAGE TO THEIR LOT.
 - 4) PRIVATE DRIVES ARE IN FAVOR OF FLAG LOTS AS SHOWN ON THIS PLAT BEING LOTS 20 & 21.
 - 5) 20' UTILITY ACCESS AND UTILITY MAINTENANCE EASEMENT TO WELLHEAD INTENDED TO BE TEN (10) FEET EITHER SIDE OF ALINE FROM THE CENTER OF THE WELLHEAD PERPENDICULAR TO THE RIGHT-OF-WAY LINE AND EXTEND TEN (10) FEET BEYOND THE WELLHEAD. EASEMENT BOUNDARIES TO BE LENGTHENED AND SHORTENED TO THE RIGHT-OF-WAY LINE.
 - 6) 20' PRIVATE ACCESS AND PRIVATE MAINTENANCE EASEMENT TO WELLHEAD INTENDED TO BE TEN (10) FEET EITHER SIDE OF ALINE FROM THE CENTER OF THE WELLHEAD PERPENDICULAR TO THE ADJACENT PROPERTY LINE AND EXTEND TEN (10) FEET BEYOND THE WELLHEAD. EASEMENT BOUNDARIES TO BE LENGTHENED AND SHORTENED TO PROPERTY LINE. EASEMENT DEDICATED TO ADJACENT LOT.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, OF THE HEREIN DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREIN TO BE KNOWN AS "HERITAGE ESTATES A1 SUBDIVISION". THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS "STREETS", THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

DATED THIS _____ DAY OF _____, 20____

OWNER: JRG DEVELOPMENT LLC 03-017-0-0061 SIGNER: JASON HARRIS, JRG DEVELOPMENT LLC MEMBER

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF SALT LAKE) S.S.
ON THIS _____ DAY _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), DID SAY THAT (S/HE/IT) IS/ARE THE TRUSTEES OF THE JRG DEVELOPMENT, LLC, AS SHOWN BY THIS PLAT AND THAT SAID DOCUMENT WAS SIGNED BY (T/HE/IT) IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TRUST; AND SAID _____ ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

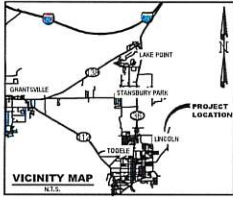
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

HERITAGE ESTATES A1 SUBDIVISION
FINAL PLAT
E 1/2 SECTION 11, T3S, R4W, SLB8M TOOELE COUNTY, UTAH
TOOELE COUNTY RECORDER
RECORD NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF:
DATE _____ TIME _____ BOOK _____ PAGE _____
FEES _____ TOOELE COUNTY RECORDER

LEGEND
SECTION CORNER
SET LOT CORNER FEND
LINE SEGMENT
STREET MONUMENT
SUBDIVISION BOUNDARY
ADJACENT PROPERTY
SETBACK LINE
PUE EASEMENT LINE
ROAD CENTERLINE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	ANGLE
C25	125.35	60.00	N00°40'28"E 183.77'	119°42'07"
C26	102.31	4070.00	N07°42'45"E 102.31'	001°18'46"
C27	30.00	4070.00	N08°38'30"E 30.00'	000°29'42"

SITE INFORMATION:
ZONING: R-1-S
SITE IMPROVEMENTS
TOTAL AREA: 101.68 ACRES
NUMBER OF LOTS: 19
BUILDING SETBACKS
FRONT: 32'
BACK: 50'
SIDE: 20'



SEPTIC SYSTEM NOTE:
ALL DWELLINGS SHALL INCORPORATE A SEPTIC SYSTEM THAT SHALL BE DESIGNED TO MEET THE LOCAL IN-SITU CONDITIONS, UNLESS OTHERWISE APPROVED BY THE PERMITTING AGENCY HAVING JURISDICTION OVER THE RESPECTIVE AREA. THE SEPTIC SYSTEM SHALL INCORPORATE A TRENCH DEPTH NOT TO EXCEED FOUR FEET VERTICAL.

TOOELE COUNTY HEALTH DEPARTMENT NOTES:
WASTEWATER DISPOSAL - APPROVAL BY TOOELE COUNTY HEALTH DEPARTMENT (TCHD) OF THE PROPOSED SEPTIC SYSTEM IS BASED ON THE LOT BY LOT REVIEW AND POSSIBLE APPROVAL OF THE SUBMITTED DESIGN PLANS AND THE SUPPORTING DOCUMENTATION WITH PERC TEST AND ANY OTHER REQUIRED INFORMATION REQUESTED BY (TCHD).
DRINKING WATER SUPPLY - APPROVAL BY TCHD FOR PROPOSED ONE WELL SERVING TWO LOT APPROACH IS BASED ON THE DEVELOPER PROVIDING EVIDENCE OF ADEQUATE WATER RIGHTS TO SUPPORT THE DEMAND. THE WATER MUST MEET THE STATE WATER QUALITY STANDARDS AND ANY OTHER REQUIRED INFORMATION FROM THE TCHD.
TCHD APPROVAL OF THE ABOVE SYSTEMS IS NOT GUARANTEED FOR EACH LOT. IT SHALL BE BASED ON A LOT BY LOT TCHD APPROVAL BASIS.

FIRE PROTECTION NOTE:
ALL DWELLINGS EQUAL TO OR LARGER THAN 1,000 SF (LIVABLE SPACE) REQUIRES NFPA 130 SPRINKLER SYSTEM INSTALLED PER TOOELE COUNTY FIRE DEPARTMENT.
A PRESSURIZED SYSTEM WITH A MINIMUM STORAGE CAPACITY OF 300 GALLONS WITH A MINIMUM OF TWO SPRINKLER HEADS AND CAPABLE OF PROVIDING 10 MINUTES OF FLOW AT 13 GALLONS PER MINUTE PER SPRINKLER HEAD.
AN INDEPENDENT PUMP AND POWER SUPPLY CONNECTED TO THE WATER SYSTEM CAPABLE OF PROVIDING 10 MINUTES FLOW AT 13 GALLONS PER MINUTE PER SPRINKLER HEAD WITH A MINIMUM OF TWO SPRINKLER HEADS.
A SYSTEM THAT IS APPROVED BY THE TOOELE COUNTY FIRE AUTHORITY HAVING JURISDICTION OVER THE RESPECTIVE AREA WHICH MEETS ALL CURRENT AND APPLICABLE FIRE CODES FOR NEW CONSTRUCTION.

TOOELE COUNTY ENGINEER
APPROVED THIS _____ DAY OF _____, 20____
A.D. 20____
DIRECTOR, TOOELE COUNTY ENGINEERING DEPT.

NORTH TOOELE COUNTY FIRE DEPARTMENT
APPROVED THIS _____ DAY OF _____, A.D. 20____
DIRECTOR, NORTH TOOELE COUNTY FIRE DEPARTMENT

TOOELE COUNTY COMMUNITY DEVELOPMENT SIGNATURE BOX
APPROVED THIS _____ DAY OF _____, 20____
A.D. 20____
DIRECTOR, TOOELE COUNTY BOARD OF HEALTH

TOOELE COUNTY BOARD OF HEALTH
APPROVED THIS _____ DAY OF _____, 20____
A.D. 20____
SIGNATURE: _____ DATE: Apr 15, 2024
DIRECTOR, TOOELE COUNTY BOARD OF HEALTH

TOOELE COUNTY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20____
A.D. 20____
CHAIR, PINE CANYON TOWNSHIP PLANNING COM.

TOOELE COUNTY SURVEY DEPT.
APPROVED THIS 15th day of April, A.D. 20____, BY THE TOOELE COUNTY SURVEY DEPARTMENT DIRECTOR, RECORD OF SURVEY FILE NO. _____
TOOELE COUNTY SURVEY DEPT. DIRECTOR

SURVEYOR'S CERTIFICATE
I, JONATHAN D. BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 250699, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAN IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS. HEREAFTER TO BE KNOWN AS HERITAGE ESTATES A1 SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE OF PLAT OR MAP: 04-11-23
JONATHAN D. BEHR, PLS
LICENSE NO. 250699

TOOELE COUNTY ATTORNEY
APPROVED THIS _____ DAY OF _____, A.D. 20____
TOOELE COUNTY ATTORNEY

TOOELE COUNTY TREASURER
APPROVED THIS _____ DAY OF _____, A.D. 20____
TOOELE COUNTY TREASURER